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PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts**

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT NOTIFICATION

Sachivalaya, Gandhinagar, 6th October, 2023

No. GH/V/173 of 2023/UDUHD/TPS/e-file/18/2023/2271/L: WHEREAS the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variation in the Comprehensive General Development Control Regulations-2017 sanctioned by the Notification No.GH/V/269 of 2017/EDB-102016-3629-L, dated.12.10.2017, (hereinafter referred as CGDCR) of the Urban Development and Urban Housing Department, Government of Gujarat, Gandhinagar.

Now, therefore, the Government of Gujarat hereby proposes the variation in CGDCR under sub-section (1) of section-116A of the Gujarat Town Planning and Urban Development Act – 1976 as enumerated in the SCHEDULE below.

Calls upon any person to submit suggestions or objections, if any, with respect to the proposed variation made in CGDCR to the Principal Secretary to Government of Gujarat, Urban Development and Urban Housing Department, 9th Floor, Block No.14, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the *Official Gazette*.

SCHEDULE

Regulation 11.3 shall be inserted after Regulation 11.2 in the CGDCR-2017(Part-II).

11.3. In - Building Solutions for Common Telecommunication Infrastructure (CTI)**11.3.1. Definitions**

In this regulation, unless the context otherwise requires,

- i. “Common Telecom Infrastructure (CTI)” means the facility that is housed inside the buildings and enables effective and quality access to telecommunication services.
- ii. “In-Building Solutions (IBS)” mean solutions to facilitate handling of high speed data for providing improved quality of telecommunication services, offered by telecommunication service provider, of the voice and data of mobile and Fiber broadband network with enhanced coverage, less cell interference, adequate signal strength, optimum spectrum use and fewer call drops.
- iii. “Telecom Enforcement Resource and Monitoring (TERM)” means the vigilance and monitoring wing of the Department of Telecommunications (DoT), Ministry of Communications, Government of India, functioning as the subordinate offices/cells of the DoT in the field.
- iv. “Telecom Service Provider (TSP)” means an agency that provides any type of telecom/IT services in a building, as per scope defined by Department of Telecommunications (DoT), Ministry of Communications, Government of India.

11.3.2 Applicability

This regulation shall be applicable for all

- i. buildings more than 15 m height,
- ii. Commercial Buildings,
- iii. Mercantile Buildings,
- iv. Educational Buildings,
- v. Information Technology buildings,
- vi. Institutional Buildings,
- vii. Mixed land-use buildings,
- viii. Hospitals,
- ix. Public Buildings and
- x. Transport Facilities.

11.3.3 Procedure to be followed at the time of seeking Development Permission.

1. To strengthen the quality of service of the voice and data of mobile and fiber broadband network, IBS approval/No Objection Certificate (NOC) from TERM Cell shall be required to be submitted alongwith application for Development Permission for any building specified in regulation no. 11.3.2, confirming that the requisite infrastructure as per norms prescribed in National Building Code or/and guidelines issued by Department of Telecommunications (DoT), have been followed.
2. For providing In-Building Solutions (IBS) for Common Telecom Infrastructure (CTI) in buildings specified in regulation no.11.3.2, the owner/builder/developer shall be mandated to ensure adherence to the following conditions, which shall be imposed at the time of approval of development permission:
 - i. There should be properly demarcated sections within buildings and on roof tops for housing Broadband/Digital Connectivity Infrastructure/Antenna. These areas should have access to power supply for reliable and un-interrupted services.

- ii. Access to building as well as CTI facilities inside the building should be available on fair, transparent and non- discriminatory manner to all service providers for provisioning as well as for maintenance purposes.
- iii. No person shall obstruct and object to laying of CTI by Telecom Service Provider (TSP). The CTI shall be allowed to be shared by subsequent TSPs on the terms as may be decided by Telecom Enforcement Resource and Monitoring (TERM) Cell.
- iv. The permission to in-building access and/ or CTI facilities inside the building shall not be seen as a source of revenue generation for owner(s)/builder(s)/ developer(s) but as a means for facilitating penetration of broadband access.
- v. Charges (rentals/power rates etc.) levied on the TSP should be fair, transparent and non-discriminatory and should be on residential rates.

11.3.4. Procedure to be followed at the time of Building Use Permission.

Building Use Permission of buildings specified at regulation no. 11.3.2 shall be issued after ensuring IBS NOC from TERM Cell regarding laying of requisite CTI as per norms prescribed in National Building Code or/and guidelines issued by Department of Telecommunications (DoT).

11.3.5. Provision of IBS components in building premises

- i. Entrance facilities (EF): Minimum 1.2m x 1.83m space to be allocated for each TSP adjacent to the EF, if a separate space is required for service providers.
- ii. Lead-in conduits: Underground conduits/pipes to Main Distribution Frame room shall be through min 100 mm dia. encased conduits.
- iii. Main Distribution Frame (MDF)/Equipment Room (ER):
 - a. The minimum size for ER shall be 14 Sq.mt. with L:W ratio between 1:1 to 2:1
 - b. Shall be provided proper lighting for vision of equipment and ventilation of MDF room.
 - c. This room shall be located at a level above from the Natural Ground Level to avoid incidence of flooding.
 - d. Necessary Electric distribution panels, isolators, sockets and earthing shall be provided as per specific requirements.
- iv. Telecommunications Room (TR):
To be provided in each building block unless provided with MDF Room.
- v. Telecommunications Enclosures (TE):
To be provided at each floor of a block or TR.
- vi. IBS installation spaces:

Area for telecom room space or systems (e.g. antennas, base stations, remote units, power distribution boxes etc.) shall be provided as per table below.

- a. Telecom room space norm for buildings with built-up area (floor space) greater than 465 sq. mts.

Sr. No.	Area* to be covered by IBS	Size of Telecom Room
1	465.0 sq.mt. to 930.0 sq.mt.	3.0 mt. x 3.4 mt.
2	More than 930.0 sq.mt.	Additional TR required with same space norms

* usable floor space to be served.

- b. Space requirements for smaller buildings with built-up area less than 465 sq. mts.

Sr. No.	Area to be covered by IBS	Space provisions
1	Upto 93.0 sq.mt.	Wall cabinets, self-contained enclosed cabinets
2	93.0 sq.mt. to 465.0 sq.mt.	Shallow Room (0.6 mt. x 2.6 mt.) Walk-in Room (1.3 mt. x 1.3 mt)

- c. IBS installation spaces, so provided, should be:

- i. exempted from computation of FSI
- ii. not susceptible to flooding
- iii. not exposed to water, moisture, fumes, gases or dust
- iv. able to withstand designed equipment load (to be specified in design)
- v. located away from any vibrations to avoid dislocation/dislodgement.

11.3.6. For detailing of building components and service installations with respect to common Telecom/ Digital Connectivity Infrastructure, the architects/ engineers/ planners/ other professionals may refer the addendum to Model Building Bye-laws/Part 8–Section 6: Information and Communication Enabled Installations of Volume 2 of the National Building Code, 2016.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Deputy Secretary to Government.

